

CITY OF MARKHAM: CHANGING LANDSCAPE

MAY 2, 2016

PRESENTATION TO GENERAL COMMITTEE

Lisa Gonsalves

Director, Strategies and Partnerships
Community and Health Services

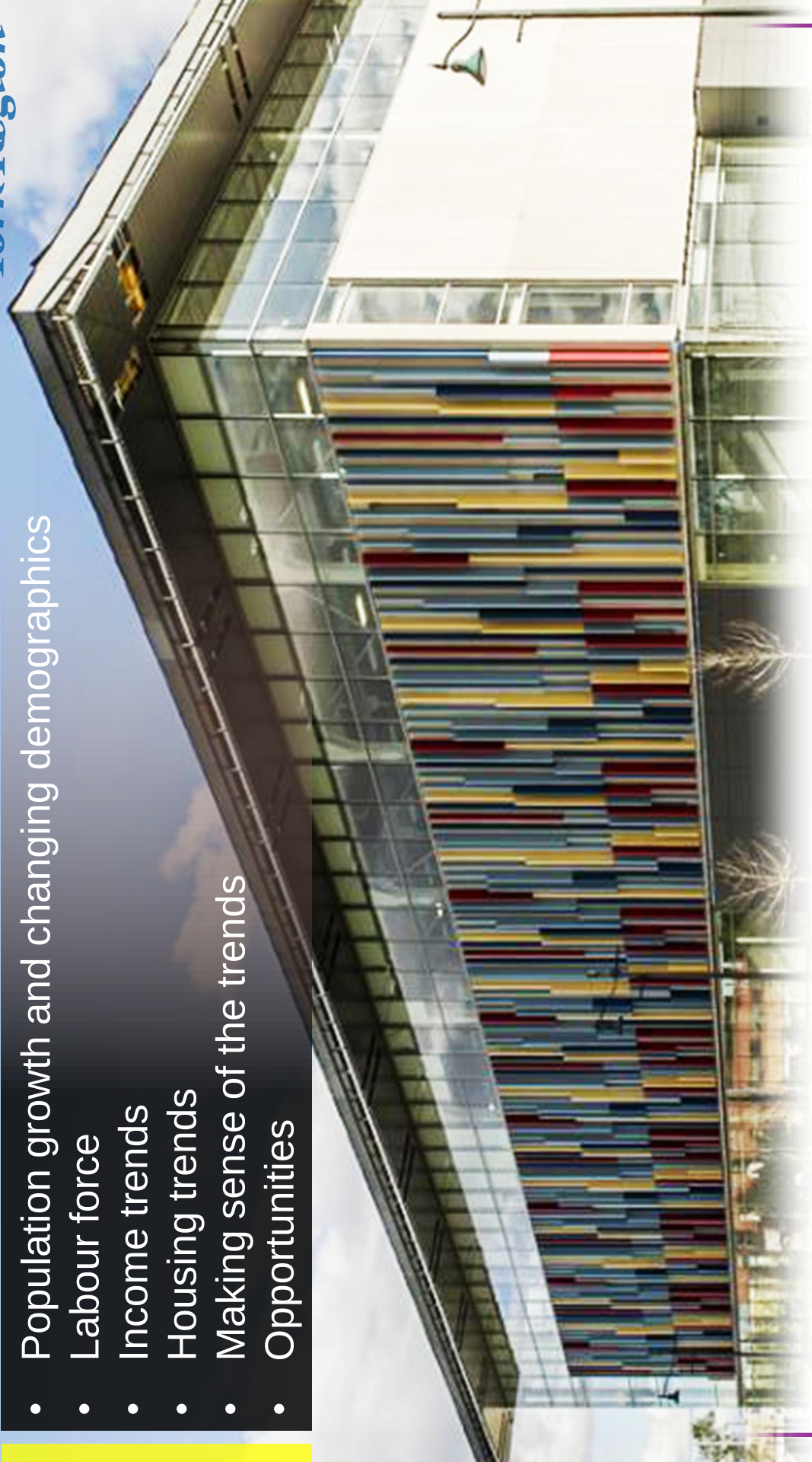


Community and Health Services
Strategies and Partnerships



OVERVIEW

- Population growth and changing demographics
- Labour force
- Income trends
- Housing trends
- Making sense of the trends
- Opportunities



WATCH US GROW

349,984

2015 year-end

estimated population



1996-2015

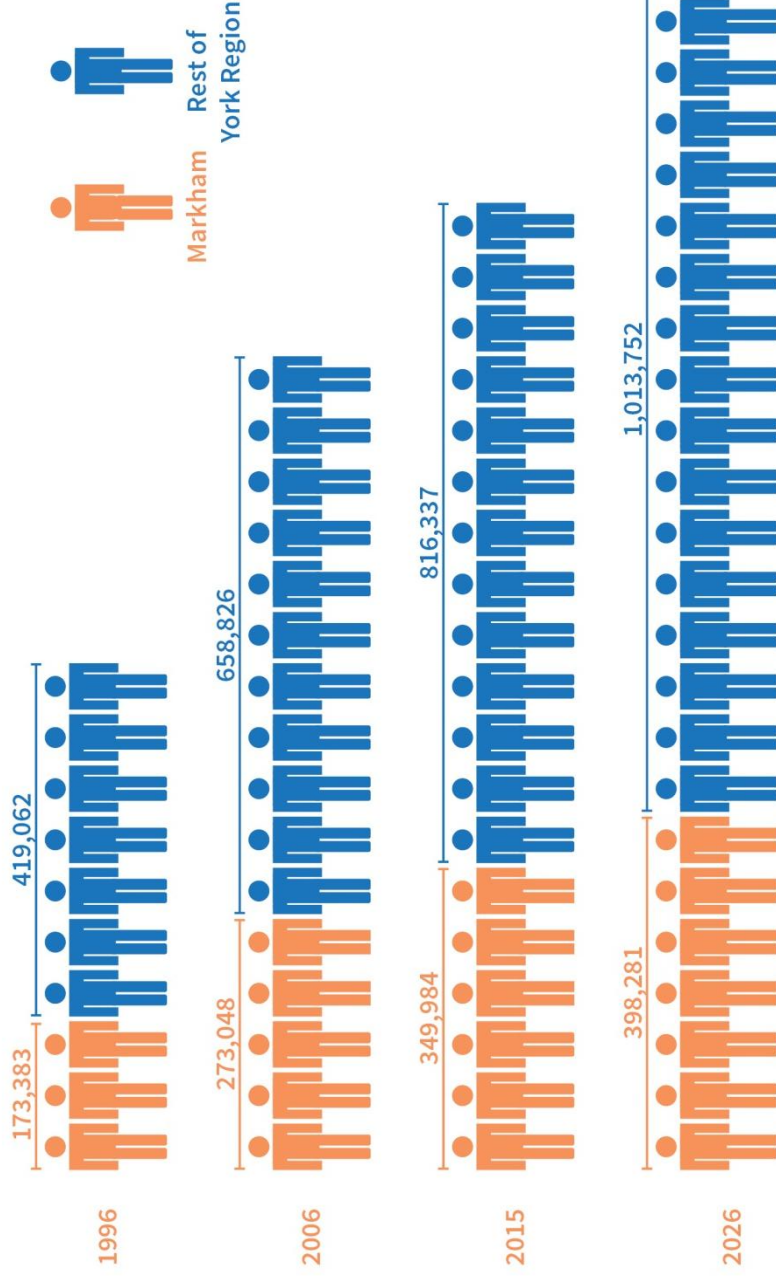
102%

growth



Almost 400,000

residents in 2026



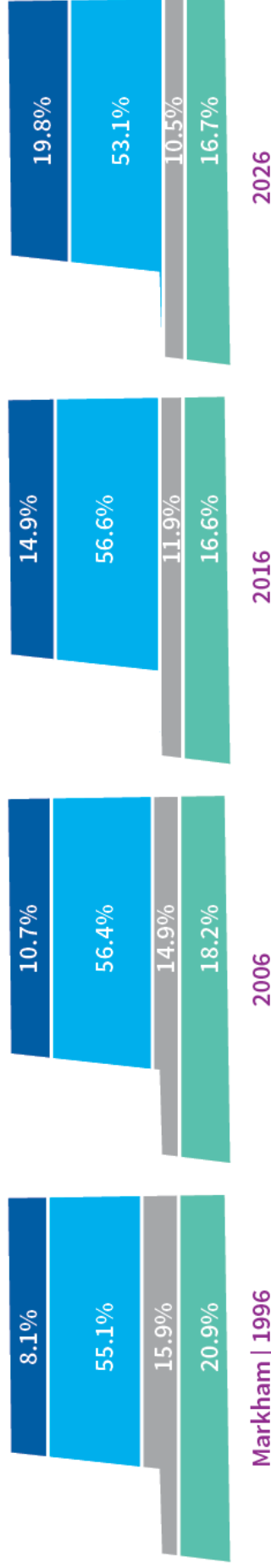
Source: Statistics Canada:
1996 and 2006 Census
2015 and 2026 population estimates:
York Region, Corporate Services, Long
Range planning Branch

DEMOGRAPHIC CHANGE

31% of York Region seniors (65+)

27% of York Region children (<15)

26% of York Region youth (15-24)

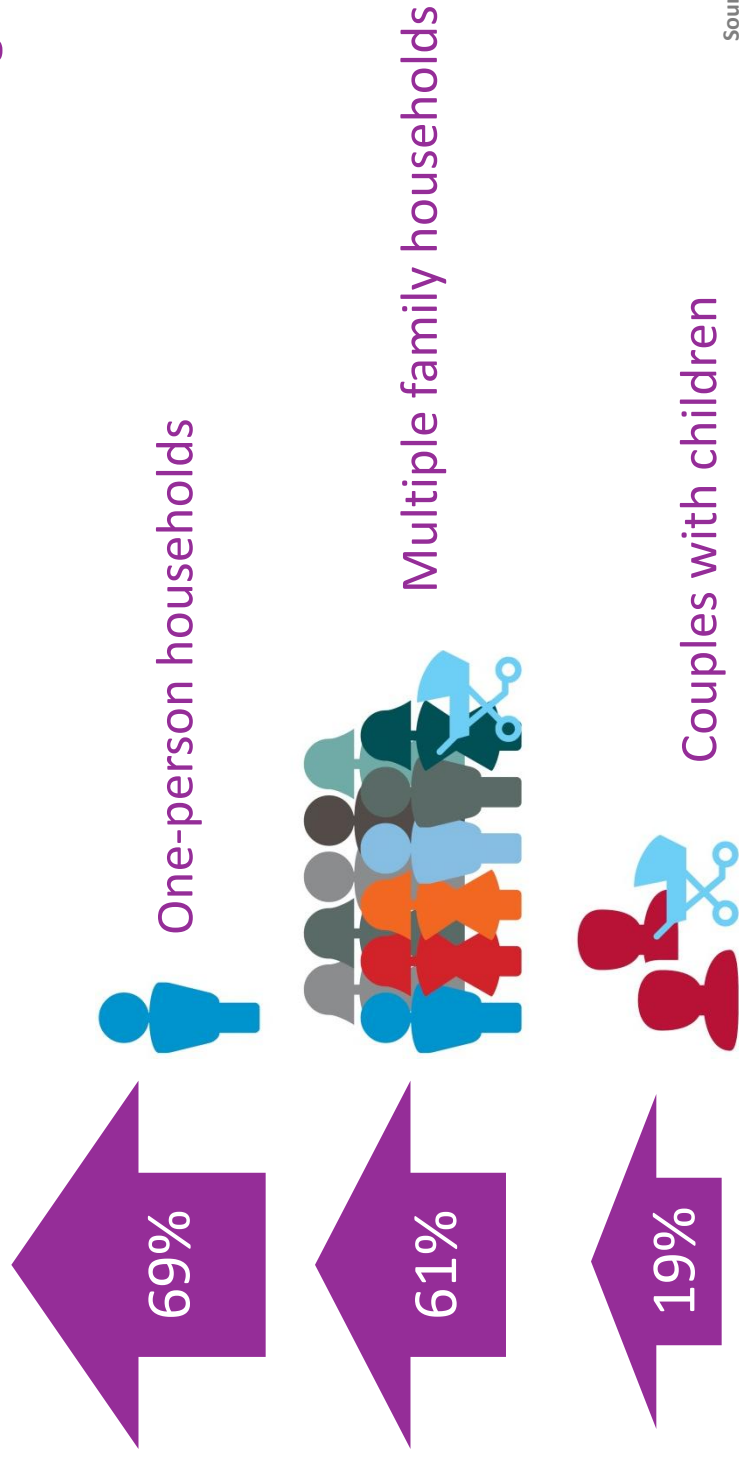


Source: Statistics Canada:
1996 and 2006 Census 2015 and 2026 population estimates: York Region, Corporate Services, Long
Range planning Branch



GROWING SOLO & MULTI-FAMILY

2001 – 2011 Changes

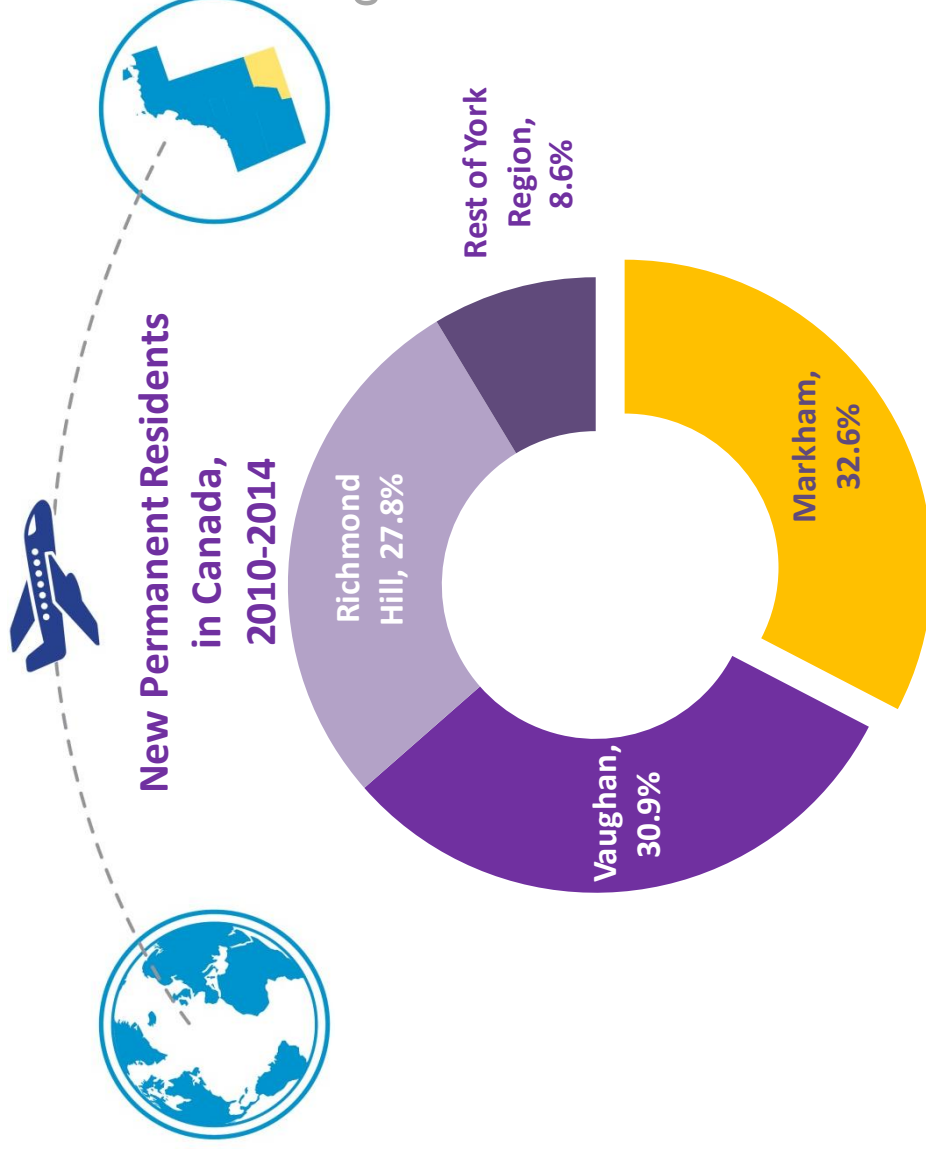


Multiple Family Households

- Second Highest in GTA (8.1%)
- 41% of York Region's

Source: Statistics Canada:
2011 Census

KEY DESTINATION FOR NEWCOMERS



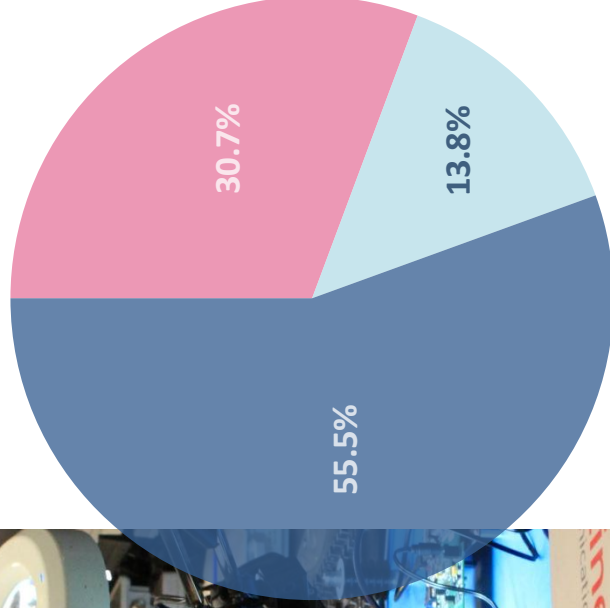
Source: Citizenship & Immigration Canada, RDM as of September 2015

EDUCATED WORKFORCE

HALF OF WORKFORCE HAS A UNIVERSITY DEGREE



DIVERSE EMPLOYMENT



Working in Markham

Top Industries

- retail trade
- professional, scientific, technical
- wholesale trade

Working outside York Region

Top Industries

- finance and insurance
- professional, scientific, technical
- manufacturing

Working in other municipalities

in York Region

Top Industries

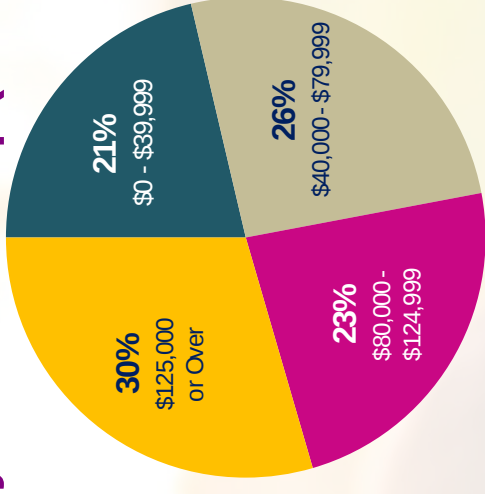
- Manufacturing
- Retail trade
- professional, scientific, technical

Source: Statistics Canada; 2011 NHS



MIXED HOUSEHOLD INCOMES

Markham Households by Income Group (2015)



Source: Environics Analytics, WealthScapes 2015

63,710 (19.2%) people
were low income in
Markham in **2013**

43% of Markham low
income residents worked in
2012

Source: Statistics Canada, 2011 and 2013 Taxfilers Databases 9

LOW INCOME MAP

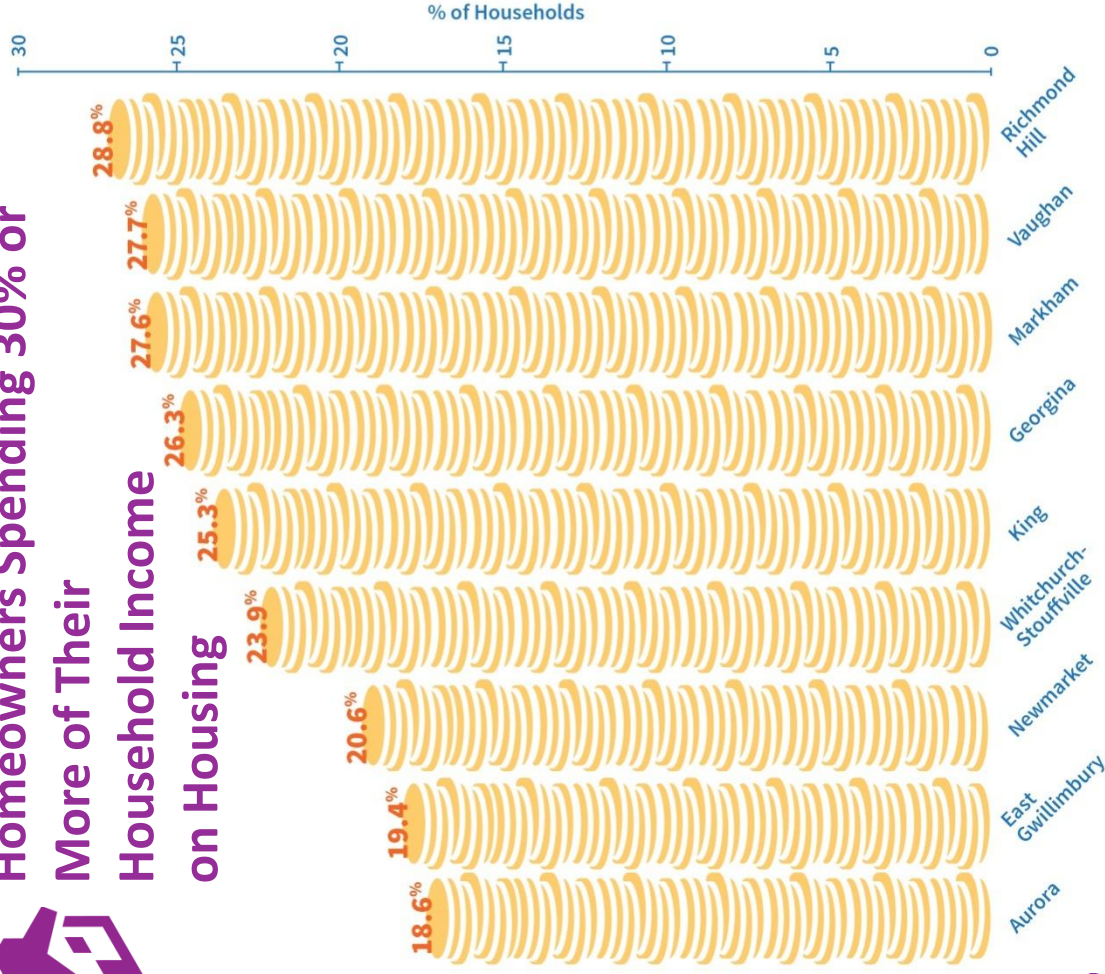
City of Markham Low Income Rate by Census Tract, 2013



OWNING IN MARKHAM



Homeowners Spending 30% or
More of Their
Household Income
on Housing



Markham

York Region



Owner Households

89.1%

88.5%

Average Resale Price

\$803,357

\$777,771

Source: Toronto Real Estate Board, 2016

Average Household carries: (2015)

- \$366,117 in mortgage debt
(78% of total debt)
- \$56,493 in consumer debt
(22% of total debt)

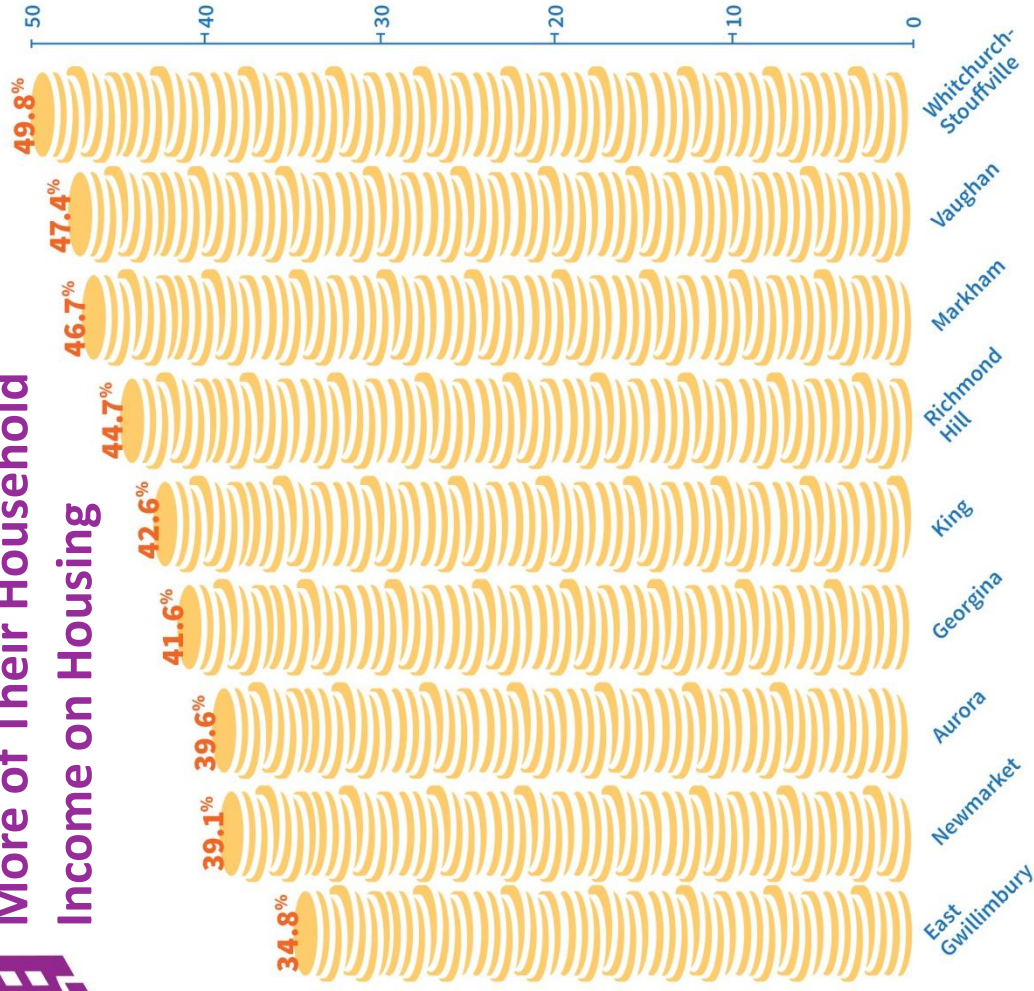
Source: Environics Analytics, WealthScapes 2015

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RENTING IN MARKHAM



Tenants Spending 30% or More of Their Household Income on Housing



Markham

York Region



Renter Households

10.9%

11.5%

Average Vacancy Rate

2.5%

1.6%

Source: CMHC, GTA Rental Market Report 2015

Average Markham Monthly Rent



Source: CMHC, GTA Rental Market Report 2015

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MAKING SENSE OF TRENDS

- Markham shares many of the trends as rest of York Region
- **Strategies in place to ensure everyone is included:**
 - Diversity Action Plan and Integrated Leisure Master Plan
 - Financial assistance for recreation
 - Greater mix in housing
 - Growth in knowledge-based jobs
- **Partnerships can help further address community needs**



OPPORTUNITIES

- ✓ Engaging residents
- ✓ Sharing data and knowledge
- ✓ Integrating affordable housing
- ✓ Creating a welcoming and inclusive community

